

**Department of Administration's
2014 Biennial Report on
State-Owned Heritage Properties
Presented to the
Preservation Review Board
Pursuant to MCA 22-3-424 (4)**

Executive Summary

The Department of Administration presents the second biennial report, February 2014, to the Montana Preservation Review Board as required by Montana Codes Annotated (MCA) 22-3-424 (4): “an act requiring state agencies and the Montana University System to biennially report to the Preservation Review Board on the status and maintenance needs of agency heritage properties.”

MCA 22-3-424 (4) outlines five reporting requirements state agencies must include in their report to the Preservation Board. The statute requires the following:

- A. A list of heritage properties managed by the agencies as those properties have been identified pursuant to this section
- B. The status and condition of each heritage property
- C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and the cost of those activities
- D. A prioritized list of the maintenance needs for the properties
- E. A Record of the agencies' compliance with subsections MCA 22-3-424 (1) and (2)

Of the fourteen properties described here in this report the following classifications can be made, eight properties are office buildings, two properties are museums, three properties are multiple use and one property is residential. Included at the end of this narrative report, Appendix A, discusses individual buildings in detail such as their status, condition, stewardship efforts, and prioritized maintenance needs.

A. A list of the heritage properties managed by the agencies as those properties have been identified pursuant to this section

The Department of Administration's General Services Division identified 14 state buildings located in and around the Capitol complex in Helena Montana that meet the reporting criteria. Six of DOA's 14 properties are eligible or already listed in the National Register of Historic Places.

- Aviation Support Facility – 2800 Airport Road, Helena, MT
- Capitol Annex – 118 North Roberts Street, Helena, MT
- Executive Residence – 2 Carson Street, Helena, MT
- Historical Society Building – 225 North Roberts Street, Helena, MT
- National Guard Armory – 1100 North Last Chance Gulch, Helena, MT
- Old Board of Health Building – 1301 East Lockey Avenue, Helena, MT
- Old livestock Building – 1310 East Lockey Avenue, Helena, MT
- Old Stone House – 1219 8th Avenue, Helena, MT
- Original Governor's Mansion – 304 Ewing Street, Helena, MT
- Records Management Warehouse – 1320 Bozeman Avenue, Helena, MT
- Scott Hart Building – 302 North Roberts Street, Helena, MT
- State Capitol Building – 1301 6th Avenue, Helena, MT
- State Liquor Warehouse – 920 Front Street, Helena, MT
- Walt Sullivan Building – 1315 East Lockey Avenue, Helena, MT

B. The status and condition of each heritage property

Eight of DOA's 14 heritage properties were designed and built as office buildings and are in excellent condition. The status and condition of the remaining six properties range between excellent and good. To extend longevity of DOA's properties, each building is routinely monitored for maintenance and repair.

The Department of Administration does not have any properties in endangered or threatened status.

See Appendix A for the list of individual heritage properties and their status and condition.

C. The stewardship efforts in which the agencies have engaged to maintain each heritage property and the cost of those activities

The Department of Administration's General Services Division is the custodian of all state property and grounds on the Capitol Complex which is the geographic area within a 10-mile radius of the state capitol. The Department is responsible for the maintenance, operation and renovation of all Capitol Complex buildings including the Department's heritage properties. Services include water, sewer, electricity, natural gas, garbage collection, and monitoring all facilities for routine maintenance and repairs. Facility condition inventories are conducted on a monthly basis. Each property is assessed on a two-year cycle.

General Services Division spent \$3,170,500 on maintenance, repair, and renovations for the Department's heritage properties during the last biennium. Highlights of the Department's stewardship efforts include a \$2.7million project on a HVAC upgrade to the north wing of the Scott Hart Building, a \$271,000 restroom remodel project and a \$115,000 parking lot upgrade for the Walt Sullivan Building and a \$73,580 re-roof for the Records Management Warehouse. See Appendix A for stewardship efforts undertaken by the Department of Administration for each heritage property.

D. A prioritized list of the maintenance needs for the properties

DOA's heritage facilities, along with all of the Department's properties, undergo preventative maintenance monitoring to ensure the comfort of the occupants and to extend the longevity of the building. The Department prioritizes the maintenance needs of all facilities on the Capitol Complex and submits a budget request to the Governor's Budget Office for funding. DOA has identified the following buildings as the highest priority for preservation treatment:

- 1301 East Lockey – the old Board of Health
 - GSD ranked the property a 2 on the preservation scale
 - Projects include repointing the building's brick veneer. *Repointing masonry is labor intensive and expensive process that must be completed once every 100 years. Repointing is the renewing of the external mortar joints in masonry construction.*
- 1310 East Lockey – the Old Livestock
 - GSD ranked the property a 2 on the preservation scale
 - Projects include repointing the building's brick veneer.
- 118 North Roberts – the Capitol Annex
 - GSD ranked the property a 1 on the preservation scale
 - Projects include a new roof and repointing the brick veneer
- 304 North Ewing – the Original Governor's Mansion – 24lc0883
 - GSD ranked the property a 1 on the preservation scale
 - Projects include
 - Exterior paint, repointing the brick and stone work, repairing the balcony box beams, stabilizing porch decking, repair and paint the basement rug room wall, interior painting, interior electrical upgrades, Carriage House electrical system upgrade as outlined by CTA Architecture and Engineering dated March 31, 2013.

E. A record of the agencies' compliance with subsections MCA 22-3-424 (1) and (2)

DOA complies with MCA 22-3-424 sections 1 and 2 regarding the maintenance and repair of the agency's heritage and non-heritage properties. The Department confers with the Montana Historical Society staff during maintenance, repair, and construction projects. For example, General Services Division worked with a local architect to research and complete a historical assessment on the Old Stone House located at 1219 8th Avenue, Helena, MT, for which the subsequent information will be a valuable resource for the SHPO office regarding this property.

During the information gathering process for this report, the Department identified eight facilities as potential heritage properties that were not included on the list of heritage properties provided by the State Historic Preservation Office. The Department included these undocumented properties based on the year the facility was built – prior to 1961. DOA's unevaluated potential heritage properties included.

- Executive Residence - 2 Carson Street
- Old Board of Health - 1301 East Lockey Avenue
- Old Livestock Building - 1310 East Lockey Avenue
- Capitol Annex - 118 North Roberts Street
- Scott Hart Building - 302 North Roberts Street
- Old Stone House - 1219 8th Avenue
- Records Management Warehouse - 1320 Bozeman Avenue
- Aviation Support Facility - 2800 Airport Road

Appendix A

Department of Administration's Heritage Properties



1. Executive Residence, 2 Carson Street, was built in 1958. The property is listed in the Montana Capitol Complex Master Plan as “significant structures, potentially eligible for individual listing in the National Register of Historic Places for its association with the Governor’s role in state government.” The status of the building is

satisfactory and the condition/integrity is **excellent**. General Services Division (GSD) performs regular/routine maintenance on the property. The buildings infrastructure received a complete upgrade in 2002. On a scale of 1-5, 1 being the highest and 5 being the lowest, the Executive Residence is ranked at a 5 on the preservation priority scale on the preservation priority scale.



2. Walt Sullivan Building, 1315 East Lockey Avenue, was built in 1959. An addition was built in 1974. The building will be added to the National Register of Historical Places in 2012 and has a Smithsonian number – 23LC2193. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs

regular/routine maintenance on the property. In the last biennium, the building received a \$271,000 restroom remodel, and a \$115,000 parking lot repair project. GSD ranked the building a 5 on the preservation priority scale.



3. Old Board of Health Building, 1301 East Lockey Avenue, was built in 1919. The property is listed in the Montana Complex Master Plan as a “significant structure potentially eligible for listing in the National Register of Historical Places for architectural significance.” The status of the building is **satisfactory** and the

condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. The facility’s brick veneer needs repointing. GSD ranked the building a 2 on the preservation priority scale.



4. Old Livestock Building, 1310 East Lockey Avenue, was built in 1918. The building is listed in the Montana Capitol Complex Master Plan as a “property that potentially contributes to a

potential historic district focused on the Capitol Campus.” The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. The facilities brick veneer needs repointing. GSD ranked the building a 2 on the preservation priority scale.



5. Capitol Annex, 118 North Roberts Street, was built in 1922. The facility is listed in the Montana Capitol Complex Master Plan as a “property that potentially contributes to a potential historic district focused on the Capitol Campus.” The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. The property needs a new roof and the brick veneer needs repointing. GSD ranked the building a 1 on the preservation priority scale.



6. Montana State Capitol, 1301 East 6th Avenue, was built in 1902 and east and west wings were added in 1912. The Capitol is already listed on the National Register of Historic Places and has a Smithsonian number – 24LC-786. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. Future repairs for the Capitol include dome repairs, HVAC upgrades and new skylights. GSD ranked the building a 3 on the preservation priority scale.



7. Montana Historical Society, 225 North Roberts Street, was built in 1950 and additions were completed in 1970 and 1985. The facility is already listed on the National Register of Historic Places and has a Smithsonian number – 24LC1970. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. The facility’s fire alarm system has been upgraded in 2013. GSD ranked the building a 4 on the preservation priority scale.



8. Scott Hart Building, 302 North Roberts Street, was built in 1936 and the addition currently housing the Montana Department of Justice was completed in 1957. This facility is listed in the

Montana Capitol Complex Master Plan as a “property that does not appear to contribute to a potential historic district focused on the Capitol Campus.” The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. The property currently is getting a new \$2.7 million HVAC system in the 1957 addition. GSD ranked the building a 2 on the preservation priority scale.



9. Old Stone House, 1219 8th Avenue, was built in 1895. The property is listed in the Montana Capitol Complex Master Plan as “a significant structure potentially eligible for individual listing in the National Register of Historical Places for architectural significance.” The status of the building is **satisfactory** and the condition/integrity is **good**. The facility is regularly monitored for maintenance and received \$10,000 of upgrades to the front porch in 2013. GSD ranked the building a 5 on the preservation priority scale.



10. Old State Liquor Warehouse, 920 Front Street, was built in 1936. The property is eligible for the National Register and has a Smithsonian number – 24LC1328. The status of the building is **satisfactory** and the condition/integrity is **excellent**. GSD performs regular/routine maintenance on the property. The property needs a new roof and the brick veneer needs repointing. GSD ranked the property a 4 on the preservation priority scale.



11. Records Management Building, 1320 Bozeman Avenue, was built in 1935. The facility falls within the parameters for historical property designation, but the historical significance of the property is yet to be determined. The status of the building is **satisfactory** and the condition/integrity is **good**. GSD performs regular/routine maintenance on the property. In the last biennium, GSD completed a \$73,580 re-roof to the building. GSD ranked the property a 5 on the preservation priority scale.



12. Original Governor's Mansion, 304 North Ewing Street, was built in 1888. The property is listed on the National Register of Historical Places and has a

Smithsonian number – 24LC0883. The status of the building is satisfactory and the condition/integrity is excellent. GSD performs regular/routine maintenance on the property. Future maintenance needs include repointing the brick veneer, exterior painting, and miscellaneous historical upgrades. GSD ranked the property a 1 on the preservation priority scale.



13. National Guard Armory, 1100 North Last Chance Gulch, was built in 1942. The status of the building is **satisfactory** and the condition/integrity is **excellent**. The property is listed on the National Register of Historical Places and has a Smithsonian number – 24LC0785. GSD performs regular/routine maintenance on the property. GSD ranked the property a 5 on the preservation priority scale.



14. Aviation Support Facility, 2800 Airport Road, was built in 1958. Additions were completed in 1972 and 1976. The facility falls within the parameters for historical property designation, but the historical significance of the property is yet to be determined. The status of the building is **satisfactory** and the condition/integrity is **good**. GSD performs regular/routine maintenance on the property. GSD ranked the property a 5 on the preservation priority scale.